

**A MADE IN HASTINGS HIGHLANDS
APPROACH TO AFFORDABLE HOUSING
POTENTIAL PARTNERSHIP OF THE
MUNICIPALITY OF HASTINGS HIGHLANDS
AND NORTH HASTINGS COMMUNITY TRUST**

August 14, 2019



A MADE IN HASTINGS HIGHLANDS APPROACH TO AFFORDABLE HOUSING

Potential Partnership of the Municipality of Hastings Highlands and North Hastings Community Trust

Report to Council,
August 14, 2019

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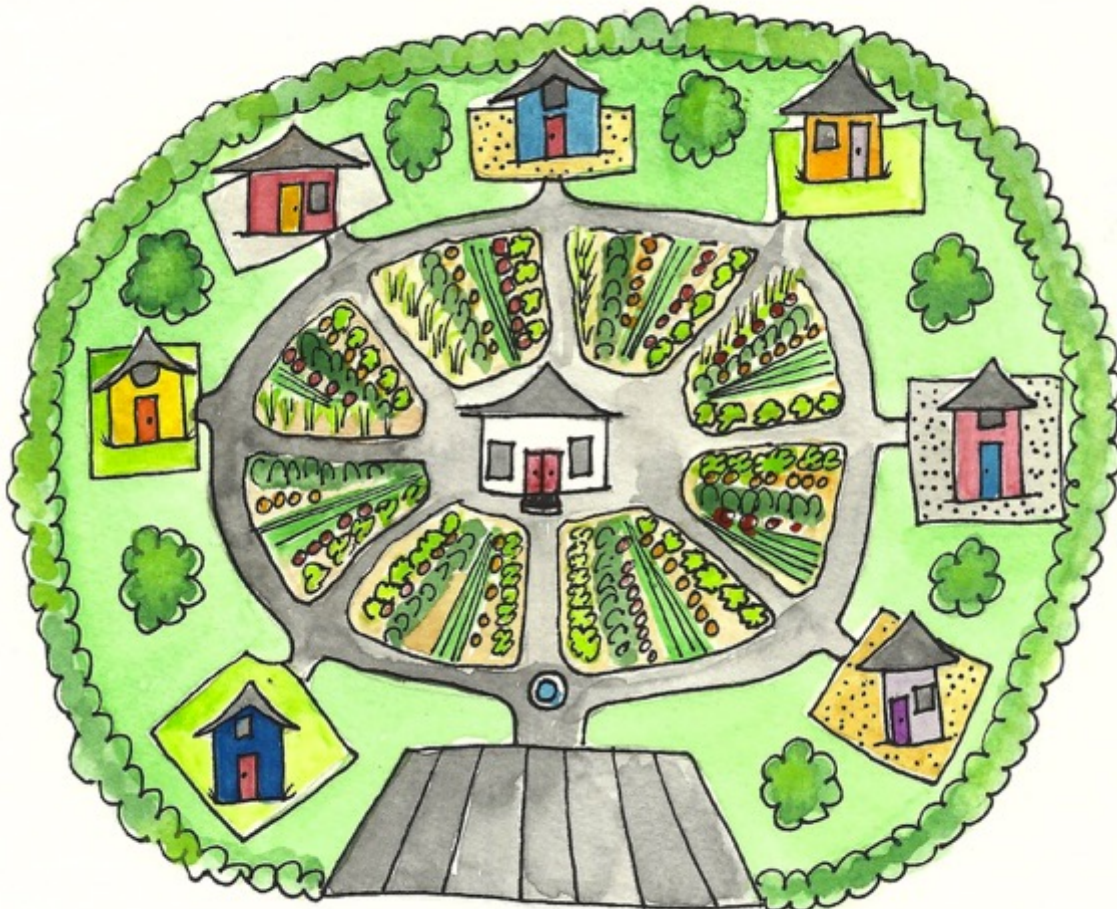


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Hello

Hello and thank you for this opportunity to present our ideas about collaborating to bring more affordable housing into being in Hastings Highlands.

We have read your recent document *Planning Our Future*, in which you identified housing as one of your top five priorities in strategizing for economic development and tourism.

“Accessible, affordable housing and short-term rental accommodation is the foundation upon which attraction of new businesses, young families and young retirees rests. There is a significant shortage of short-term rentals, long term rentals, starter and smaller homes, seniors’ housing and affordable housing in the region. Hastings Highlands needs to work with other municipalities in the region to address these needs. This is a key to attracting young retirees, young families and home-based businesses. Larger businesses will not locate here, if there is no housing for their employees.

HOUSING GOALS

- Conduct a complete review and evaluate Hastings Highlands’ current zoning bylaws and building code and identify necessary changes to promote creative housing solutions.
- Become a catalyst for generating new housing and renovation of current housing by identifying and supporting community, financial and construction partnerships.
- Conduct workshops and provide support to locals interested in providing some form of short-term rental accommodation.”

PLANNING OUR FUTURE

ECONOMIC DEVELOPMENT AND TOURISM
IN HASTINGS HIGHLANDS, 2019

We share your
commitment to this
great challenge and
great opportunity
in our community.

Who are we?

North Hastings Community Trust is a community based non-profit organization with charitable status. We began in 2003 with an emergency assistance program in response to poverty in North Hastings. In the last four years we have expanded our programs and responses to include sustainable community driven approaches, including *Harvest The North* community gardens, *Wood Share*, *Home Share*, *Out Reach* and *Food Share*. <https://www.nhct.ca/>



North Hastings Affordable Housing Initiative is another example of a collaborative community-driven response to an urgent need. We are a task force of volunteers and professionals who have been meeting since October of last year. Here is a list of the people who have offered support, expertise and endorsement to this project.

Jessica Anderson
Suzanne Ballantyne
Dan Boileau
Mike Bossio
Wilma Brethour
Victoria Burke
Mike Dowdall
Chris Drost
Brenda Dyson-Pitz
Dianne Eastman
Harold Eastman
Judy Edgar
Larry Edgar
Donna Forth
Ken Fraser
Ernst Grell
Taylor Grosklag
Mark Hanley

Chris Hayward
Jim Henry
Stephen Hunter
Deb Jeffrey
Heather Johns
Jane Kali
Terrilee Kelford
Maureen Kelly
Mary Jo Leddy
Y P Leung
Jackie Lewis
Lee Maidlow
Rebecca Malloy
Pat Marcotte
Michelle Marois
Shannon O'Keefe
Dolores O'Reilly
Avis Price

JoAnne Reynolds
Carol Russell
Hugh Russell
Brian Sharpe
Joseph Shulman
Lynn Singer
Nate Smelle
Mike Snelgrove
Phil Spry
Terry Stinchcombe
Pippa Strachan
Freddie Towe
Carla Van Balen Walter
Leilah Ward
Sheila Wilmot
Don Wilson
Sue Zeilinski

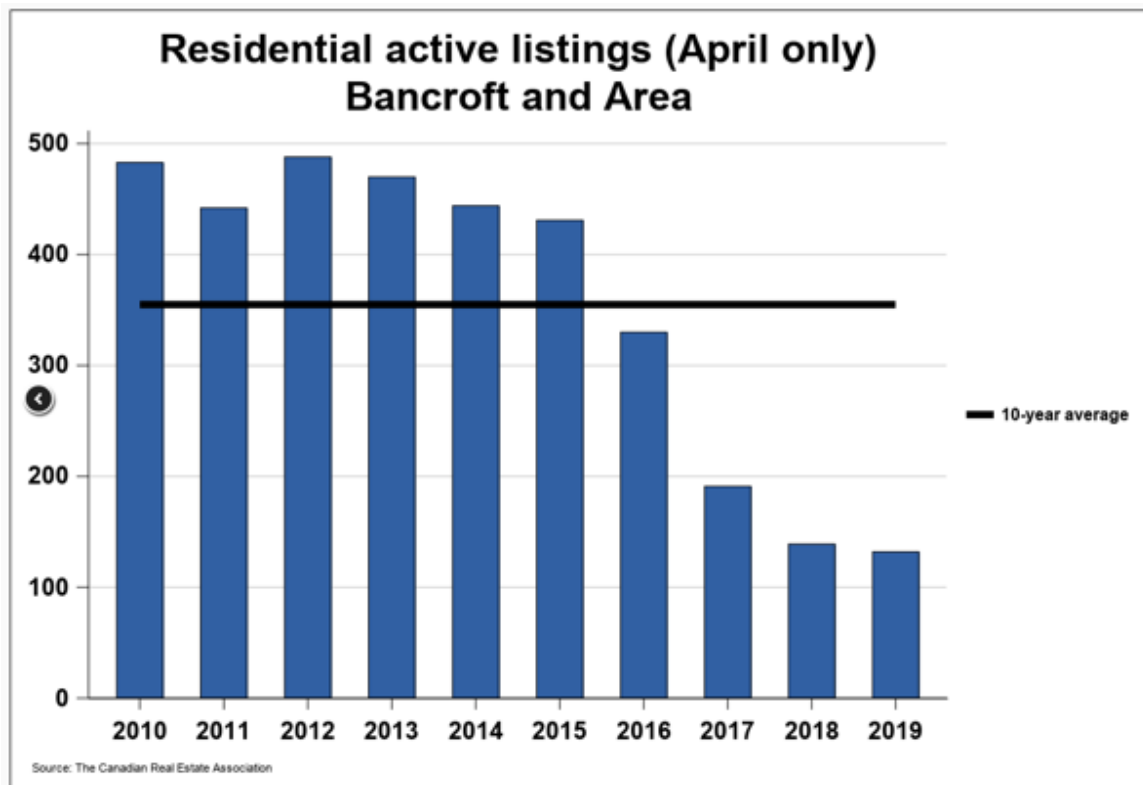
Why are we here? It is a crisis.



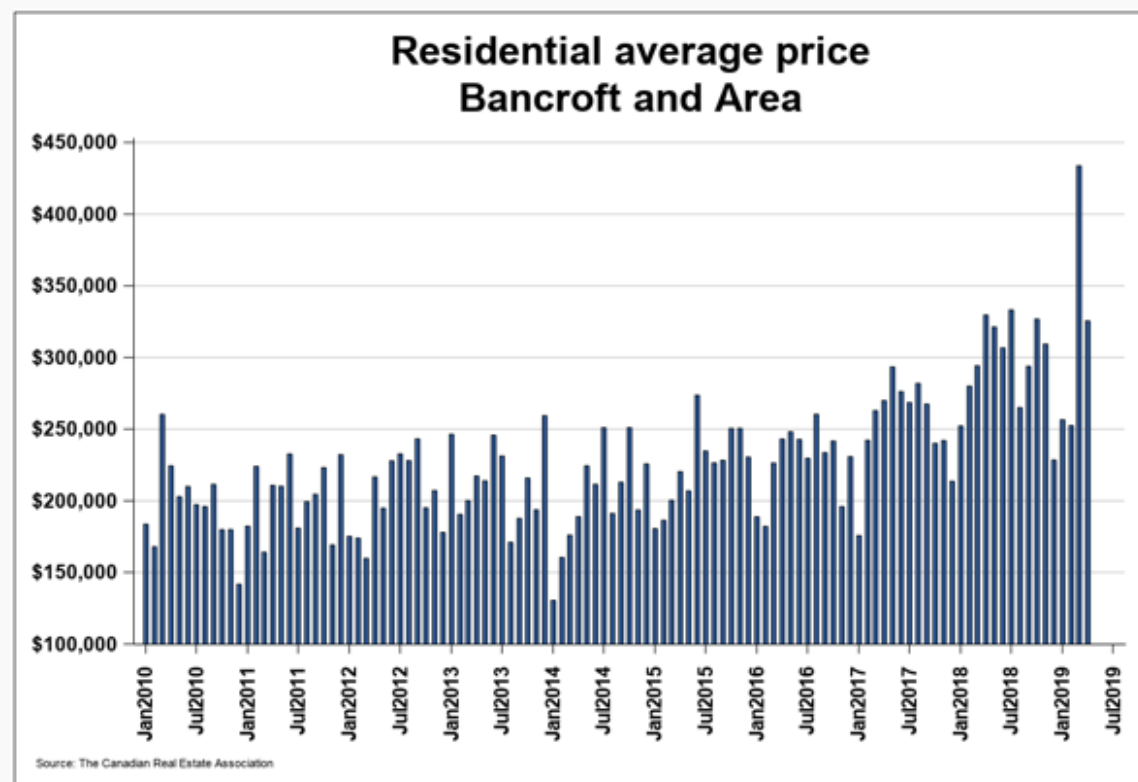
You may have heard about the tent city for people who are homeless that has grown up in a Peterborough park this summer. Recently the Mayor of Peterborough appeared at a news conference, along with the MP and MPP for the area, to announce the creation of a task force to create **2,000 new units of affordable housing in the next 2 years**. The

Municipality is looking at land they can make available for that housing. The Mayor is appealing to the private, public and service sectors to partner to make this happen. She said we need to be: “all hands on deck” in this crisis. We agree.

We have become increasingly aware of the impact of the lack of affordable housing in North Hastings. According to the *Canadian Real Estate Association*, April 2019 saw the lowest recorded listings for housing in the last decade in Bancroft and Area.



And housing prices are rising fast.



Our area is severely under-served in terms of rental housing. Vacancy rates reported in surrounding areas by CMHC show Belleville at **2.3%**, Kawartha at **1.4%**, Peterborough at **1.5%**, and Pembroke at 3.0%. Hastings Highlands has **no** vacancies for affordable long-term rentals that we are aware of.

Last year we participated with other communities in Eastern Ontario in the *Invest in Rural Resiliency* study which reached the Premier's office. One of the principle recommendations of that report was for more subsidized housing to be built.



Facts:

- In North Hastings, incomes average \$33,460, which is about 30 per cent lower than the provincial average of \$47,915.
- In Hastings County there are 1443 households on a wait list for geared-for-income housing
- In Bancroft alone, as of the end of May of 2019, there are currently 261 households, consisting of 63 families, 58 individuals, and 140 seniors, registered on the waiting list for social housing at Hastings County Community and Human Services. This is 7% of the population of 3881.
- Between 2004 and 2010 there were 0 rent-geared-to-income units built in Hastings County.
- Rent in Hastings county has increased by 35% in ten years.

We do now have people living in tents in North Hastings. We know many people who live in their cars, trailers, and in the parks, or they couch surf. Sometimes they are forced out of our community to shelters in urban environments. We hear often from people that they do not want to move out of their home community but cannot secure housing and are forced to re-locate.

We are aware that this crisis affects young people, many of whom are couch surfing and/or living in unsafe circumstances. The local high school estimates that nearly 70% of the student population is impacted by poverty.

As well, our community also has a disproportionately large number of seniors, most of whom are living on small government pensions only. Hastings Highlands does not have any seniors' residences.

Every day in our offices, we hear people express anxiety and fear over the possibility of losing their housing. Renters have little control over the conditions of their homes and the possibility that their home may be sold.

One resident has told us, *"We have been forced to move twice in the last year due to our home being sold. We have a small child – this is disruptive and causes us much anxiety. We do not know where we will go next if the home we are living in is sold."*

Residents in Bancroft have the additional cost and stress of the increase in water/waste water rates – indeed, the highest waste water rates in Ontario. People are forced into further difficult choices in order to maintain housing – people have to choose between food and housing. Hastings Highlands does not have an expensive water treatment system and we know that people from Bancroft have relocated here for that reason.

We may not see as many people who are homeless living on our streets as we might see in the city. But let's not be deceived, we do have a housing crisis in North Hastings. Thank you to this Council for making affordable housing a priority. This Report lays out how we think many partners can come together to create this affordable, sustainable housing we really need.

The Opportunities

The good news is, we have also become increasingly aware of the benefits of building and maintaining sustainable, affordable housing infrastructure and services in our communities. Not only for the severely and immediately underserved, but for the community as a whole, for the environment, and even for the economy. For example:

- At its most basic level, affordable shelter for all gives a leg up to people with immediate or long-term challenges, whether financial, health-related, age-related, community safety-related or mental health-related. It provides a stable place from which to recover from hardship or to launch into the world, and to contribute to the community.
- Affordable local housing means fewer miles to travel to doctor's appointments, school, jobs and job interviews. This saves time, money, gas, and the planet all at once.
- **Sustainable Housing is an Economic and Employment Benefit.**
 - Housing approaches that meet local needs can save money through efficiencies, reduced travel and health costs, shared economy, reduced security and policing costs, and more.
 - Affordable Housing can generate new jobs and catalyze new skills development opportunities not only in construction, but also in new services, products design, technology, energy, tourism, real estate and more.
 - Affordable housing helps attract tourists and future full-time residents. If done well, affordable housing, both conventional and innovative, is an investment in safer, cleaner, healthier, more sustainable, more prosperous, diverse communities and increased quality of life for all, not just the underserved. At the same time, it brings in diverse people and resources.
 - Affordable housing is a spur for new business, industry, and technology development and innovation not only for construction, but across a range of housing-related sectors.



What kind of housing is needed here in Hastings Highlands?

There is still work to be done to consult with people looking for affordable housing, and to bring them into the process. We have lots more listening to do. That said, based on our research to date, we can say that people want:

- to own their own home if they can. Many see “rent-to-own” as a way this could happen
- for some renting is the better option
- to feel secure that their home cannot be taken away from them by forces way outside of their control including the space they are renting being sold out from under them. (Another reason why ownership is important.)
- to be safe and comfortable
- to participate in decision-making concerning their housing and their neighbourhood
- to live in a community in which they are accepted and valued (a “mixed” community)

With so many people needing affordable housing, we wonder why it does not exist.

With so many people needing housing that addresses these basic needs, we wonder why there isn't more of it. Early on our new and growing group listed all the barriers we saw.

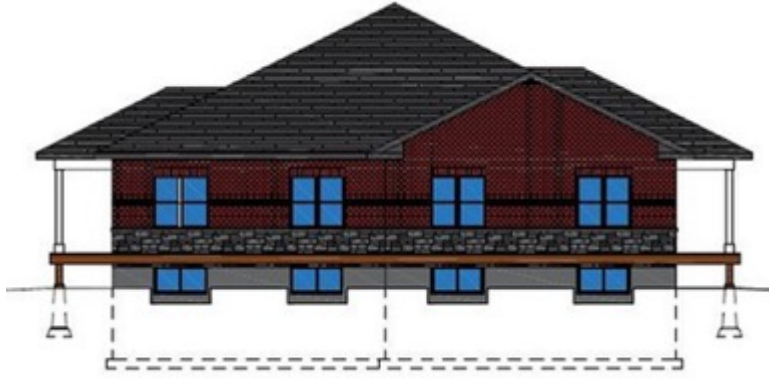
- not enough capital
- expensive land costs
- large size of new home construction
- high building costs (materials & labour)
- costly individual wells & septic systems
- demanding building and zoning regulations
- large size of new homes
- development models favour big subdivisions
- not much profit incentive for contractors to build smaller homes
- difficulty coming up with a down-payment and securing a mortgage
- stigma around social housing
- not enough research and data specific to actual local needs

Then we brainstormed and researched both conventional and innovative approaches that could be applied to address these needs and overcome these barriers to development.



What is happening in other communities?

This report's Appendix contains informative material and links about existing affordable housing initiatives taking place near and far. Meanwhile, here is a visual tour of some of the great things that are already established.



*North Hastings
Community Integration,
Chemaushgon Road,
Bancroft*
<http://www.nhcia.ca/>



*Sydney Place &
Great Saint James Street,
Belleville*
<https://alltogetherhousing.ca/housing-projects/>



*Cornerstone Landing,
Lanark County, Ontario*
<https://www.cbc.ca/news/canada/ottawa/tiny-homes-perth-lanark-county-1.5218183>



*Kirkland Cottage Houses,
Innovative Housing
Demonstration Project,
Kirkland, Washington*

https://www.huduser.gov/portal/casestudies/study_102011_2.html



*Housing for Recovering Addicts,
McCreary County, Kentucky*

<https://www.wbir.com/article/news/local/church-builds-tiny-homes-for-recovering-addicts/51-572075432>



*Earth Home,
AUWA,
Painted Corn Collective
Peterborough & Maynooth,*

<https://auwaeearth.com/techniques/>



*Currimbim Eco-community,
Australia*

<https://theecovillage.com.au/>



*Student Housing Community,
Built from containers,
Copenhagen, Denmark*

<https://tinyhousetalk.com/container-home-village-in-copenhagen/>



*Palm Canyon
Small Home Community,
Revitalized trailer park,
Palm Springs, Florida*

<https://tinyhousetalk.com/palm-springs-tiny-home-community/#more-84045>



*Rural Studio,
The \$20,000US house
Auburn, Alabama*
<https://www.fastcompany.com/3056129/this-house-costs-just-20000-but-its-nicer-than-yours#4>



*Earthaven Ecovillage,
Asheville, North Carolina*
<http://www.earthaven.org/>



*Ecovillage Findhorn,
Scotland*
<https://www.ecovillagefindhorn.com/>



*Tiny Home Village for Homeless veterans,
Calgary, Alberta*
<https://www.cbc.ca/news/canada/calgary/atco-tiny-homes-heroes-veterans-homeless-village-1.4873186>



*Small Home Community,
Cass Community Social Services,
Detroit, Michigan*
<https://www.politico.com/magazine/story/2019/07/11/housing-detroit-tiny-homes-trend-227274>

Here are some other photos of the Cass Community Services build, showing some interior.



Clustered Housing

We see from studying these examples of other affordable housing communities that clustered housing has worked well. It allows the community to develop infrastructure economically (shared roads, wells, septics, etc.). It also allows for conservation to be practised as larger parts of the land are left 'green', used as recreational or gardening space.

These landscaping plans show how clustered housing allows conservation design to be practised.



The Appendix also lists a variety of housing options we have explored that could potentially work here. We invite your input in evaluating all these options going forward. At this point there is one option that we feel is a good place to start because it seems to best meet the needs we know about in our own context and what we have learned from the examples of other communities: we call it the *Hastings Highlands Pocket Neighbourhood*.

Our Current Thinking: The Hastings Highlands Pocket Neighbourhood

From the *Kirkland Innovative Housing Initiative*, we have learned that one of most successful forms of affordable housing was the pocket neighbourhood of cottage homes: small homes that are architecturally similar to the surrounding community gathered around a shared space. We have come to think that this is a format that would suit Hastings Highlands well.

Here's one way it could work. The *North Hastings Affordable Housing Initiative* becomes a non-profit to create new affordable home communities, one small community at a time. We see 8 to 12 small houses in each pocket neighbourhood. They are clustered together around land held in common for gardens and recreation. The residents will own their own homes; or participate in a rent-to-own program. However they would not own the land. The land would be held in a land trust, administered by our group. In all other ways, each community would be self-sustaining and self-regulating. They will share wells and septic systems and whatever other common assets they may wish to develop together, such as greenhouses, walking trails, solar energy systems, garages. Every effort will be made to use sustainable building practices to create homes which are energy-efficient and low-cost to maintain. We are proposing a new model of homes for those who are interested in living with less space but more quality and closer community and living more simply and lightly on the earth.

We have been using this visual we call "The Pod" to describe the concept.



We recommend starting with a Demonstration Project. A successful modest project could become a template (with tweaks based on learning) for many more like it. It could also catalyze a range of different projects that meet different housing-related needs. Zoning and planning regulations may in some cases need to change to facilitate this. [We refer you to our Appendix, p29, for information about this innovative housing demonstration initiated in 2002 in Kirkland, Washington. The municipality there successfully deployed a similar strategy.]

How can we build it? It will take all of us working together.

The Mayor of Peterborough has said she thinks it will take “all hands on deck” to address the housing crisis. We agree. Many partners are needed. Fortunately our network is growing fast, including but not limited to:

PUBLIC SECTOR

The Federal government now has a *National Housing Strategy* and substantial funding available. We have recently met with our Member of Parliament **Mike Bossio**. He is encouraging us to put forward a proposal outlining what we would like to build and for whom. We’ve also had initial contact with **Anthony Adrien**, Affordable Housing Consultant, *Canada Mortgage & Housing Corporation* (CMHC). He has asked us to meet with him, including all relevant parties at the table.

The Provincial government. We have been researching funding with the Provincial government and we’re particularly encouraged by a new program – the *Ontario Housing Priorities Initiative* (OHPI). See Appendix for more information.

County of Hastings. Mark Hanley, Small Business Co-ordinator for the County of Hastings is connecting us with some experienced builders as well as experts in common septic development.

PRIVATE SECTOR

Pat Marcotte of *HavenCraft Design* on our team is a well-respected local sustainable builder and designer. He has many long-standing connections with building contractors and tradespeople in our community. He is also a sustainable building instructor with *Sir Sanford Fleming College*. You will be familiar with his work leading the building team for the beautiful *Heart of the Park* straw bale building in Bancroft. Pat has designed and fully costed two small homes for us to consider. See them in our Appendix p24.

Phil Spry of *Springdale Development* has met with us and has offered to advise us going forward. Phil is currently building affordable housing for *North Hastings Community Integration* on Chemaushgon Road in Bancroft. He has successfully developed two larger social housing projects in Belleville in partnership with *Altogether Housing*: Sydney Place and Great Saint James Street. <https://altogetherhousing.ca/>

Gary Beach of *Magenta Waterfront* is a specialist in infrastructure development for condominium-style communities where wells and septic systems are shared.

Painted Corn Collective is a group of Indigenous People from the North and South committed to sustainable living practices, who are offering training in Hastings Highlands on how to build homes using natural materials.

SERVICE SECTOR

North Hastings Community Trust works every day with the people who need affordable housing most. And we network with others who share common goals.

We have reached out to **Habitat for Humanity**, who have substantial housing expertise.

We have also met with **Chief Stephen Hunter** of the *Kijicho Manito Madaouskarini Algonquin First Nation*.

And we have an arrangement to meet soon with **Terrilee Kelford** of Cornerstone Landing Youth Services who has recently launched a small home project for homeless youth in Lanark County.

Maureen Kelly of *Loyalist College* is a member of our team, and she is working on ways in which training and skill building can be a part of the initiative. More information about this appears in the Appendix as well, p26.

We are grateful for the large number of people who have already been attending our meetings and offering their skills and experience. There seems to be widespread support for an affordable housing initiative in our community. We believe many more people will get involved as the project moves forward.

How could the Municipality of Hastings Highlands participate?

We have outlined earlier some of the complementary benefits that participation in this initiative could bring to the partners. (See “The Opportunities,” page 9.) In terms of the participation of Hastings Highlands, we are asking that the municipality provide access to land, and strategic leadership.

LAND

We understand how local governments everywhere are cash-strapped. They don't have the money that their Federal and Provincial counterparts have to address big social problems. Still municipalities do have something that can make perhaps the single most powerful contribution. Like many rural communities, Hastings Highlands does have public land it could make available for development of affordable housing at no cost, or very low cost (as in \$1/year in a 99-year lease). Knowing that the donated lands are going into a land trust means this land designation will not be exploited for profit in the future and ensures that the process is fair. Given the extent of the housing crisis, it would be hard to think of a better use for surplus lands. Whether it be in Hastings Highlands in the near future or in any other North Hastings community in the future.

STRATEGIC LEADERSHIP

We see that both the Municipality of Hastings Highlands and its network and North Hastings Community Trust and its network could each provide support, endorsement and strategic partnership that could help to advance this work. Free land alone will not be enough. It will also take creativity and flexibility with respect to zoning and the building code. Here in particular the Municipality has a significant role to play.

Next Steps

Our dream is to see shovels in the ground as early as next spring here in Hastings Highlands.

In order for that to happen, there is so much work to be done that should start now. We hope you will consider this invitation to partnership as soon as you can. With you as our partners, *North Hastings Affordable Housing Initiative* will be able to go back to the organizations in our networks to date, including CMHC, and begin to take this project to the next level.

- 1) We would like to know what lands you would consider making available to affordable housing and on what terms, as soon as possible.
- 2) We would find municipal advisors to be very valuable – a designated staff person and a Council Representative, similar to what Council provides to MHHBA, the Dog Pound and other community partners, to meet with us on a regular basis.

We commit to keeping you fully informed of how the project is developing and welcome your input and ideas.

Thank you for considering a constructive partnership (pun intended) with the *North Hastings Community Trust* and its evolving *Affordable Housing Initiative* for the purpose of conceiving, shaping, and building affordable housing in Hastings Highlands.

APPENDIX

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What kinds of housing would meet the pressing needs?

Here are some innovative housing options that we think could potentially work here in Hastings Highlands:

- Prototype an initial small house on a larger well & septic system, leaving room for additional units as resources to build them become available
- Duplexes, small multiplexes, townhouses (both conventional and innovative)
- Trailer parks, if resident-owned
- Renovation of individual houses to accommodate more suites, applying revenue from those rentals to build one or more units on the same land. Repeat.
- Promote and facilitate construction of many more detached accessory units (garden suites) or renovate additional rental units within existing homes, such as basement suites and additions. These would need to be accompanied by regulations preventing them from all becoming Air BnBs. (ie. as in Lanark County)
- Design & build a common house with kitchen, bathroom and laundry for a group of residents who then each have a personal sleeping cabin
- Carriage houses over garages
- Adapt / re-use larger buildings, convert them to apartments
- Small lot detached units

What is a community land trust?

<https://heatheringtonlandtrust.ca/what-is-a-community-land-trust/>

Community land trusts (CLTs) collectively own land to protect housing and community space from speculative market forces. CLTs ensure housing stays affordable for the people who actually live in the neighbourhood. CLTs also provide space for community groups, as well as develop opportunities for local entrepreneurship and local self-governance. They work with public and private landowners to transfer land and buildings to collective, community ownership.



Community Land Trusts build homes that people can afford and will always be able to afford... the homes built are genuinely affordable to rent or buy, based on what people actually earn in an area, and will remain affordable for this and future generations.

Community Land Trusts take responsibility and control of the future of their community... these are local organisations formed in response to local problems and embody the principles of communities taking control.



Our Affordable Home Designs (Havencraft Designs)

These two houses were designed by Pat Marcotte, of *Havencraft Designs* <https://www.havencraft.ca/>, for the *North Hastings Affordable Housing Initiative*. Though they may not be the final designs for the housing in our proposed pocket neighbourhoods, they have been widely circulated and have helped us begin to understand about what the housing could be like, and how much it could cost to build.

The costs that appear on these plans are full costs, without taking into consideration any savings that we hope to achieve through materials donations, volunteer hours, etc.

[The labour rate has been set at \$450/day/person and includes some profit and overhead worked into it. All materials, labour, trades have a 10% multiplier. A general profit margin of 5% is added to everything. There is an additional 10% Contingency applied to the final total. Local trades and suppliers provided the quotes.]

Concept Model 1

728 sq.ft. 2 bedroom

Preliminary Costing:

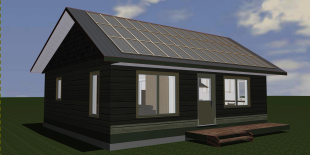




\$194,039 (materials, labour, trades)

+ \$25,225 HST

\$218,264 Total

Concept Model 1

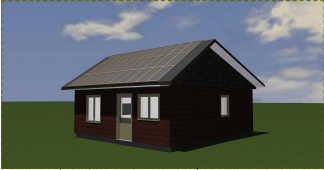




North Hastings, Ontario

APPLICABLE CODES	PROJECT DATA	SHEET INDEX										
<small>ALL CODE REFERENCES ARE TO BE USED AS AMENDED BY THE PROVINCE OF ONTARIO AND LOCAL JURISDICTIONS.</small> ZONING: Residential REG. AREA: 728 sq. ft. REG. USE: House O.C.G. GROUP: C - Residential DESIGN TYPE: Craft-style, porch, wood trim CLIMATE ZONE: Zone 1 - Rescraft 53 km (off Brant St) from Road 4740 Degree Days 4740 Degree Days Hourly Wind 1760 @ 100km (70km/hg ft) 0.96 2012 B.L.P.C. CODE:	Preliminary Costing: \$194,039 (materials, labour, trades.) \$25,225 HST \$219,264 Total	SHEET INDEX 001 - Name A-100 - TITLE SHEET & GENERAL INFORMATION A-101 - GENERAL NOTE A-102 - FOOTING PLAN A-103 - FOUNDATION PLAN A-104 - FLOOR PLAN A-105 - ROOF PLAN A-106 - WALL FINISH A-107 - FINISH ELEVATIONS A-108 - DETAIL										
 <p>③ NHCT Draft 2 Ext 1 Summer Solstice SCALE: 1:50</p>  <p>⑦ NHCT Draft 2 Ext 2 Winter Solstice SCALE: 1:50</p>  <p>⑥ NHCT Draft 2 Ext 3 SCALE: 1:50</p>	 <p>④ NHCT Draft 2 Kitchen SCALE: 1:50</p>  <p>⑤ NHCT Draft 2 Hex Wall SCALE: 1:50</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">PROJECT TEAM</th> </tr> </thead> <tbody> <tr> <td style="font-size: 8px;">DESIGNER:</td> <td style="font-size: 8px;"> HavenCraft Design Patric Marcotte, C.E.T., P.Eng., P.100, 10010000000000000000 100 Cadby Drive, E5A4C North Hastings, ON, N0S 1S0 855-534-9708 info@havencraft.ca www.havencraft.ca </td> </tr> <tr> <td style="font-size: 8px;">STRUCTURAL ENGINEER:</td> <td style="font-size: 8px;"> Concept Model 1 Project Address: North Hastings, Ontario </td> </tr> <tr> <td style="font-size: 8px;">BUILDER:</td> <td style="font-size: 8px;"> Concept Model 1 Project Address: North Hastings, Ontario </td> </tr> <tr> <td style="font-size: 8px;">MANUFACTURER:</td> <td style="font-size: 8px;"> Concept Model 1 Project Address: North Hastings, Ontario </td> </tr> </tbody> </table>	PROJECT TEAM		DESIGNER:	HavenCraft Design Patric Marcotte, C.E.T., P.Eng., P.100, 10010000000000000000 100 Cadby Drive, E5A4C North Hastings, ON, N0S 1S0 855-534-9708 info@havencraft.ca www.havencraft.ca	STRUCTURAL ENGINEER:	Concept Model 1 Project Address: North Hastings, Ontario	BUILDER:	Concept Model 1 Project Address: North Hastings, Ontario	MANUFACTURER:	Concept Model 1 Project Address: North Hastings, Ontario
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BUILDER:	Concept Model 1 Project Address: North Hastings, Ontario											
MANUFACTURER:	Concept Model 1 Project Address: North Hastings, Ontario											

Concept Model 2
 528 sq.ft. 1 bedroom
Preliminary Costing:
 \$152, 427 (materials, labour, trades)
 + \$19, 815 HST
 \$172,242 Total

Concept Model 2

North Hastings, Ontario

APPLICABLE CODES	PROJECT DATA	SHEET INDEX																						
<p style="font-size: small; color: gray;">ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE PROVINCE OF ONTARIO AND LOCAL JURISDICTIONS</p> <div style="display: flex; flex-direction: column; align-items: center;">  <p>⑤ NHCT Concept 2 Summer Solstice</p>  <p>④ NHCT Concept 2 Winter Solstice</p> </div>	<p>ZONING: Residential BLDG AREA: 528 sq.ft. 1 Bedroom BLDG USE: Home OCC GROUP: C- Residential CONST TYPE: 90k-one grade, attached frame CLIMATE ZONE: Zone 1 - Barrowfield 51.174 (68.184 deg E) Street Level -28°C / 20°C Max/Min Avg Temp 4740 Degree Days Hoarby Wind: 1510 @ 62Mph (150 mph E.) OBC 2012</p> <p style="text-align: center;">Preliminary Costing:</p> <p style="text-align: center;">\$152,427 (materials, labour, trades.) \$19,815 HST \$172,242 Total</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th colspan="2">SHEET INDEX</th> </tr> <tr> <th>ID</th> <th>Name</th> </tr> </thead> <tbody> <tr><td>A-100</td><td>TITLE SHEET & GENERAL INFORMATION</td></tr> <tr><td>A-101</td><td>GENERAL NOTES</td></tr> <tr><td>A-102</td><td>FOOTING PLAN</td></tr> <tr><td>A-103</td><td>FOUNDATION PLAN</td></tr> <tr><td>A-104</td><td>1st FLOOR PLAN</td></tr> <tr><td>A-105</td><td>2ND FLOOR PLAN</td></tr> <tr><td>A-106</td><td>SECTIONS A-D</td></tr> <tr><td>A-107</td><td>NORTH/EAST ELEVATIONS</td></tr> <tr><td>A-108</td><td>DETAILS</td></tr> </tbody> </table> <div style="display: flex; flex-direction: column; align-items: center; margin-top: 10px;">   <p style="font-size: x-small; margin: 5px 0;">Professional Engineer Ontario License No. 123456789 Exp. Date: 12/31/2025</p>  <p style="font-size: x-small; margin: 5px 0;">North Arrow True North Magnetic North Grid North</p> </div> <div style="margin-top: 10px;"> <p>PROJECT TEAM</p> <p style="font-size: x-small;">DESIGNER: HavenCraft Design Patrick Marzetta, C.E.T., R.A.A.T.O., 1889 Queen Avenue 126 Cedar Street, 8th Fl. Barrowfield, ON, N0L 1L0 519-536-2958 info@havencraft.ca www.havencraft.ca</p> <p style="font-size: x-small;">STRUCTURAL ENGINEER: [Blank]</p> <p style="font-size: x-small;">RULES: [Blank]</p> <p style="font-size: x-small;">MUNICIPALITY: [Blank]</p> </div>	SHEET INDEX		ID	Name	A-100	TITLE SHEET & GENERAL INFORMATION	A-101	GENERAL NOTES	A-102	FOOTING PLAN	A-103	FOUNDATION PLAN	A-104	1st FLOOR PLAN	A-105	2ND FLOOR PLAN	A-106	SECTIONS A-D	A-107	NORTH/EAST ELEVATIONS	A-108	DETAILS
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HavenCraft Design

Concept Model 2
 North Hastings Community
 1234 Main Street
 North Hastings, Ontario

A-100

TITLE SHEET & GENERAL INFORMATION

Training Opportunities / North Hastings Affordable Housing Initiative With Loyalist College, Bancroft Campus

From Maureen Kelly, Loyalist College.

The initiative presented to you today, offers not only opportunity to begin actionable measures regarding immense lack of affordable housing, it also offers a unique opportunity to engage in the development of specific, transferable skills and knowledge for anyone interested and participating in this project.

While our request is not unique or unheard in the word today as is demonstrated by the numerous projects in municipalities and provides all across Canada, our project however is unique to our location and the needs of our local communities.

We are not looking to just build homes; we are planning to include the opportunity for a wide variety of interactive learning and training as well. The very nature of building homes provides us with the opportunity to provide valuable on-the-job experience and knowledge development for numerous transferable skills.

Skills and knowledge such as, but not limited to:

Physical Skills with Strength, Stamina &
Coordination

Project & Resource Management

Building & Mechanical Knowledge

Basic & Construction Math

Leadership

Technology Skills

Risk Management

Negotiating Skills

Scheduling

Team Player

Willingness to Learn

Giving & Following Direction

Organization & Office Skills

Reporting & Presentation Skills

Team Management & Collaboration

Financial Awareness & Understanding

Critical Thinking, Reasoning & Problem

Solving

Language Literacy / Written & Oral

Communication

Task Specific Knowledge for:

Masonry, Carpentry, Painting, Drywall, Electrical, Plumbing, Framing, Building site supervision, Construction management, Construction reports, Concrete, Roofing, Sheet metal work, Demolition, Renovations, Repairs, Building codes, Electrical codes, Environmental codes, OSHA safety requirements, Interpreting specifications, Reading and interpreting drawings, Inspecting, Measuring, Organize building materials, Reading and interpreting drawings, Engineering, Erecting, Hazardous materials, HVAC work, Installation, Iron work, Metal lathing, Pipe fitting, Refrigeration, Rigging, Steam fitting, Surveying, Trim, Construction equipment, Maintenance, Power tools.

There are many learning / training platforms option we could consider:

- Formal programming such as the Sustainable Building Program successfully offered by Fleming College
- Hands-On workshop training offered at the Endeavour Centre in Peterborough is engaged in
- Hands-On 2-day workshop such as the Clay Barrel Oven course offered through Loyalist College Bancroft Campus

All three are local examples of what is possible in this arena

This project provides a unique, close-to-home opportunity to introduce interested individuals to a satisfying career, with hands-on, on-site training that is not always available in main stream education centers. Being on a work-site, exposed to real-life working situations is not something that can be taught by video or lectures or reading. Anchored, learning is typically gained and retained by the on-going interaction with real life situation. We can and will be offering this type of learning opportunities.

Since the building of small homes is less time-consuming and complex than a standard sized building project; small stand-alone courses or workshops, that lead students through common, every day, on-the job experiences will be considered and developed for our project.

At this stage there is much to consider and finalize and that includes the best training platform to implement.

1 or 2-day courses and/or 4 or 5-day workshops will be designed and offered with the support of the committee, tradespeople, volunteers, local community and any funding or tuition assistance that can be utilized.

Workshops that are run by a facilitator for a specific group of individuals all working collectively on the project or by a mentor one-on-one approach, engaging students in skill specific tasks relevant to on-site tradespeople, such as carpenter/builder, roofer, plumber, electrician, sustainable energy technician, interior finisher, etc. will be arranged. Both training platforms are equally relevant to the project and could run simultaneously. All of this will be in partnership with the Loyalist College Bancroft Campus.

Regardless of the platform that is finalized as it evolves the benefit of training is not only to students engaged in learning, but to the project as a whole; the communities where the newly trained individuals reside and the building construction industry itself. An industry that is currently experiencing a very disturbing lack of skilled workers and trades people.

Possible Key Success Indicators for the training component of the Affordable Housing Initiative:

1. A number of skilled, knowledgeable individuals able to continue with on-going projects such as the development of more small homes

2. The distribution and availability of learned and practiced knowledge and skills to other communities
3. The start of new businesses engaged in the building construction industry
4. Awareness and renewed interest in training in various trades industry.

It is our hope that with the success of the Affordable House Initiative we would see similar developments in surrounding communities which could lead to the offering of a full-time program, similar to the one Fleming College was offering, being developed for the Bancroft Campus of Loyalist College.

Kirkland Innovative Housing Demonstration Projects

In our research there is the example that stood out to us: of a small town that took an innovative approach to stimulating affordable housing development. In 2002 the town of Kirkland in Washington state, near Seattle launched the "**Kirkland Innovative Housing Demonstration Projects**", to invite proposals for these new these forms of housing:

- *Cottage and bungalow clusters*: Clusters of four to 12 units built around common open space. Cottage and bungalow clusters often incorporate an auto court, which clusters garage entrances around a central court.
- *Cottages with carriage units*: Cottage cluster projects with carriage units built over the separate, detached garages
- *Small lot detached units*: Single-family homes on lots less than 4,500 square feet, which necessitates different site planning, design of streets, sidewalks, and parks to adapt to a more compact layout.
- *Detached accessory units*: Small apartments that are an accessory to a main house, but built as stand-alone cottages.
- *Small multiplexes*: Multifamily structures with two to four units with a design and scale that allows them to fit into neighborhoods.
- *Adaptive reuse*: Old commercial buildings that can no longer serve their original purpose that are adapted to accommodate housing.
- *Townhouses*

The Municipality accepted five innovative proposals a year and then began an evaluation process. Based on the positive results of several Demonstration Projects, Kirkland decided to allow new forms of housing on a permanent basis and eventually drafted new zoning regulations to match. Though there are many things about Kirkland that are different than Maynooth, (it's bigger and more prosperous; houses are huge and very expensive), Kirkland's success with what they called "cottage homes" is very encouraging to us as we explore our pocket neighbourhoods.

In evaluation, they reported: "Although small homes on smaller lots are nothing new in the American housing inventory, what was novel about this approach was its blend of detached single-family homes clustered around a shared open space which is often owned communally. In many instances, a cottage development is sold as condominium units, thus, emerging as a blend of single-family and multi-family housing. Some of the benefits of this housing typology include a sense of community and security amongst the clustered homes (generally 4 -12 homes); smaller homes tailored to the needs of smaller households; and more efficient land use within already developed urban residential areas."

We have several documents describing the Kirkland experience in some detail. One of the them is the complete Ordinance passed by the municipality of Kirkland concerning the Demonstration Projects. We have passed this along to Mayor Vic Bodnar, for your future reference.

Habitat for Humanity Tiny Homes / Northumberland County

Media Release, May 28, 2019



For Immediate Release

Think Tiny Homes Northumberland Steering Committee established to consider innovative solutions for increasing demand for affordable housing

Port Hope, ON – May 28, 2019 – Habitat for Humanity Northumberland (HFHN) is proud to announce that it has established a chapter of its organization to investigate the development of a tiny homes project in west Northumberland.

Think Tiny Homes Northumberland (TTHN), the name of the HFHN chapter, is working to promote the charity's mission in Port Hope and Cobourg through the realization of building tiny homes as an option on the continuum of housing (affordable rental or homeownership). TTHN is made up of 9 appointed members and a network of community resource experts. The purpose of the Steering Committee is to investigate, propose, plan, facilitate partnerships and raise funds to support the development of a tiny homes pilot project. TTHN has identified the Municipality of Port Hope for the first potential build.

"A group of concerned citizens have been meeting for over a year discussing the need for and possibility of tiny homes as a way to respond to the housing crisis in Northumberland," says Nicole Beatty, Chair of the TTHN Steering Committee. "We didn't want to create another non-profit housing organization in the community as we believe it's essential to collaborate and leverage existing trust, relationships and resources. So, we socialized the concept around and Habitat for Humanity Northumberland found value in what we're proposing to do. We're grateful to Meaghan Macdonald and the Habitat board for seeing the merit in investigating tiny homes. We feel this is going to be a transformational partnership."

The Steering Committee is still looking to appoint two members, in particular professionals in planning, engineering and legal counsel as it pertains to tiny homes. Community members with expertise in related fields are also welcome. Interested citizens are invited to contact Nicole Beatty at nicole.e.beatty@gmail.com for more information. The Steering Committee is responsible for the entire project and has been communicating with similar community projects in Hamilton and Durham Region.

Plans for the pilot project are still in its preliminary phases but the proposed vision is to build a micro village of 10 tiny homes. The homes will be managed by HFHN and will follow its ownership model. There could also be an opportunity for nonprofit partners to purchase a home and use it for their own purposes. All of this and more will be dependent on feasibility, availability of land, zoning, public engagement, permits and fundraising.

"This is an innovative project for Habitat for Humanity to consider expanding its work in Northumberland while diversifying affordable options in the housing mix," says Meaghan Macdonald, Executive Director. "The chapter model follows best practice across Canada but a Habitat chapter dedicated to building affordable tiny homes would be the first of its kind."

Tiny homes have been an emerging trend in affordable housing solutions for well over a decade now. HFHN and TTHN are aware that there's great interest in the community. They are committed to a coordinated approach to tiny homes and encourage interested volunteers, businesses and nonprofit agencies to contact them for further information or to get involved with the project.

Funding Sources

We are collecting information on funding sources and will continue to do so. We currently have these documents on file and can forward them at your request.

CANADA-ONTARIO COMMUNITY HOUSING INITIATIVE (COCHI) &
ONTARIO PRIORITIES HOUSING INITIATIVE (OPHI), May 2019

SEED-FUNDING

NATIONAL HOUSING CO-INVESTMENT FUND / NEW CONSTRUCTION STREAM,
Canada Mortgage and Housing Corporation

INCREASING HOUSING SUPPLY IN ONTARIO

Ministry of Municipal Affairs and Housing, Province of Ontario, January 2019

COMMUNITY HOUSING RENEWAL STRATEGY

Ministry of Municipal Affairs and Housing, Province of Ontario, May 2019